

COPY

HARDSHIP VARIANCE NO. P20-0147

**APPROVAL OF A HARDSHIP VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Hardship Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Todd and Jennifer Benton submitted on July 28, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by Ryan Hollandsworth on July 28, 2020 regarding a ±2.16-acre tract of land located at 2796 Rivers Edge Drive in the 224th G.M.D., Oconee County, Georgia, (tax parcel no. A-03D-008), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Hardship Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to place a detached garage in the front yard.

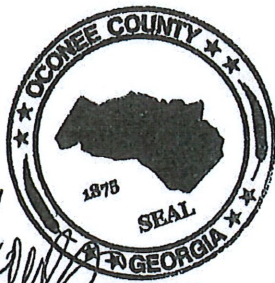
Said Hardship Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on September 1, 2020.

ADOPTED AND APPROVED, this 1st day of September, 2020.



ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

Vacant
Vacant, Member

Mark Saxon
Mark Saxon, Member

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0147

Page 1 of 5

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

Variance # P20-0147 - Todd & Jennifer Benton

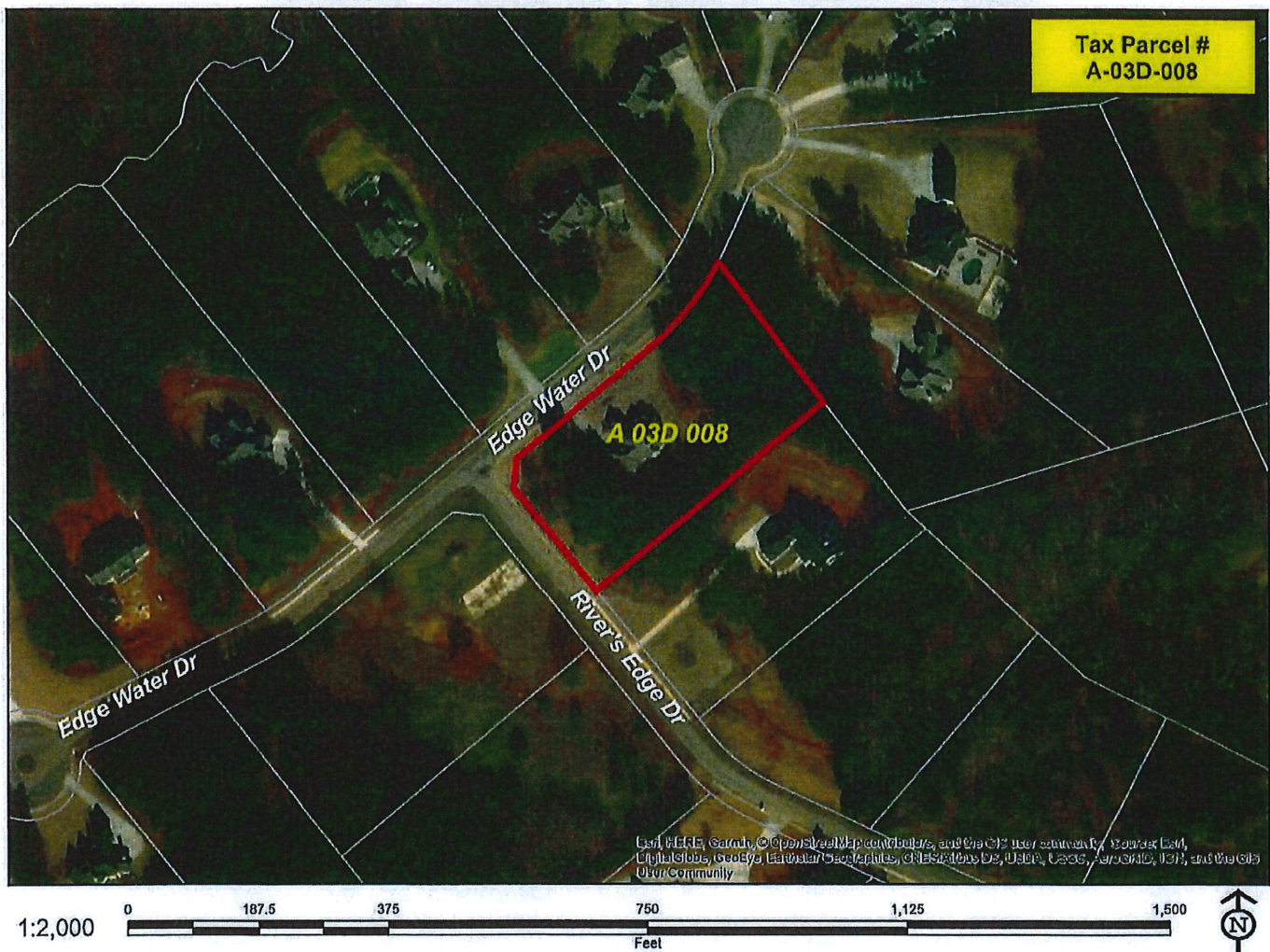


EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0147

Page 2 of 5

NARRATIVE

Variance Request – 2796 Rivers Edge Dr, Bogart, GA 30622

Narrative for Variance Request

7-27-20

We are wanting to add a detached garage to our property. It will be a 30' wide x 25' deep single floor with attic above. Attic space will be on the upper floor. No living space or storage space. This garage proposed use will be for vehicle storage only. The height of the garage will be approx. 30' tall to match one of the home roof lines. The new proposed garage would share the same driveway as the home, only requiring some minor widening at the top.

When we submitted the building permit application, it came back denied for two reasons.

One reason was for it being over 1,000 sf of floor space. We have removed the top floor storage room to accommodate this requirement.

The other reason it was denied was because the home is situated in a corner lot. Which makes the desired location of our detached garage technically on the front of the corner lot opposite from the home. Since a corner lot has 2 fronts and 2 sides, the side required is not possible for us due to the fact that the septic system is on that other side and we would have to add another driveway. We would not be cost effective for us.

We feel this request is reasonable for many reasons and because it will be hidden from a tree canopy from the side corner road. That helps hide it from the front of the corner lot.

The zoning of the existing lot is AR. The adjacent land uses are all residential and zoning of AR.

The total acreage of the lot is 2.16.

The current use of the property is residential. The proposed use of the property will be residential.

This is simply requesting the garage to be on one side and not the other. The existing garage for the home is on this same proposed side and the other side would not be effective as mentioned before.

Hopefully, the concept plans show more of what we are trying to do.

Sincerely,

Ryan Hollandsworth
President
Hollandsworth Construction, LLC

8-07-20
Date

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0147

Page 3 of 5

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 224th G.M. District, Oconee County, Georgia being designated Lot 8 of Rivers Edge Subdivision as found in Plat Book 37 page 167 and described in Deed Book 1272 page 96 and being more particularly described as follows;

Beginning at a point on the Eastern right of way of Rivers Edge Drive (60' right of way) at the Southern end of the right of way miter on the Eastern side of the intersection of Rivers Edge Drive and Edge Water Drive (60' right of way);

Thence North 05 Degrees 44 Minutes 36 Seconds East a distance of 42.43 feet along said miter to a point on the Southern right of way of Edge Water Drive;

Thence North 50 Degrees 44 Minutes 36 Seconds East a distance of 242.91 feet along the Southern right of way of Edge Water Drive to a point;

Thence with said right of way along the arc of a curve to the left (said curve having a radius of 405.00 feet, an arc length of 162.45 feet, a chord bearing of North 39 Degrees 15 Minutes 09 Seconds East and a chord length of 161.36 feet) to a point at a common corner with Lot 9;

Thence South 37 Degrees 30 Minutes 58 Seconds East a distance of 250.06 feet along the common property line between Lot 8 and Lot 9 to a point at a common corner with Lot 7;

Thence South 50 Degrees 44 Minutes 36 Seconds West a distance of 423.44 feet along the common property line between Lot 7 and Lot 8 to a point on the Eastern right of way of Rivers Edge Drive, a common corner with Lot 7;

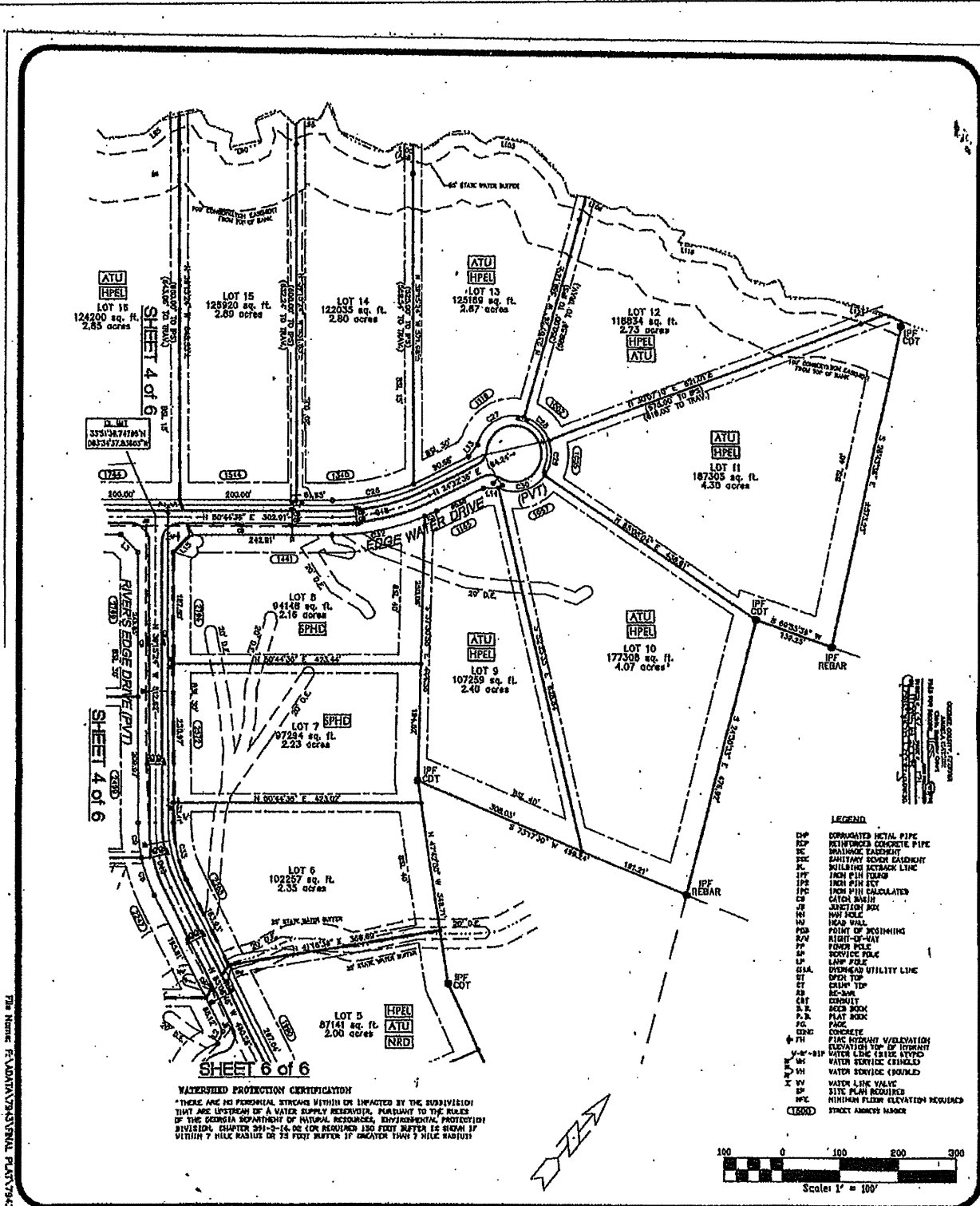
Thence North 39 Degrees 15 Minutes 24 Seconds West a distance of 187.80 feet along said Eastern right of way to the Southern end of the right of way miter on the Eastern side of the intersection of Rivers Edge Drive and Edge Water Drive, the Point of Beginning.

Said parcel having an area of 94,148 Square Feet or 2.16 Acres, more or less.

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0147

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PLAT



File Name: P:\ADMIN\79\SUB\PLAT\7942P.DWG

JOHN ZABER
 SHEET 6 OF 6



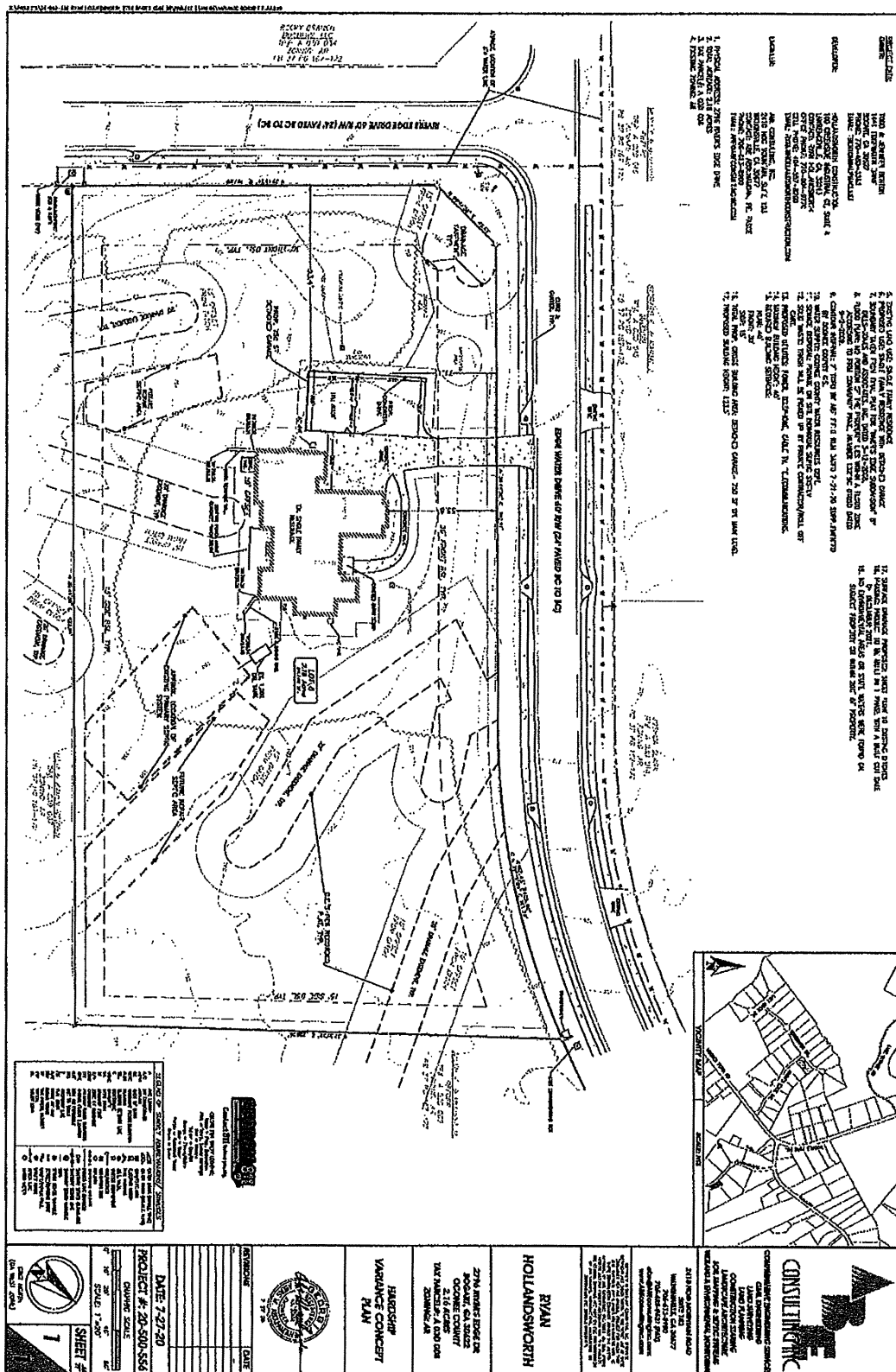
RIVER'S EDGE SUBDIVISION
 LOCATED IN DARK CORNER C.M.D. 224
 TAX PARCELS A-030-002 & A-030-001
 OCONEE COUNTY, GEORGIA

APPROVED: DJJ
 PLOTTED BY: JSD
 DRAWN BY: JSD
 APPROVED BY: GTE
 DATE: 8/24/09
 SCALE: NA

DILLS ~ JONES & ASSOCIATES, INC.
 CIVIL ENGINEERS ~ LAND SURVEYORS
 P.O. BOX 1618
 LOGANVILLE, GEORGIA 30052-1618
 PHONE: (770) 468-9975 FAX: (770) 468-9108

Page 5 of 5

CONCEPT PLAN





**Planning Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE #: P20-0147

DATE: August 11, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: Ryan Hollandsworth

PROPERTY OWNER: Todd and Jennifer Benton

LOCATION: 2796 Rivers Edge Drive

PARCEL SIZE: ±2.16 acres

EXISTING ZONING: AR (Agricultural Residential)

EXISTING LAND USE: Residential



TYPE OF VARIANCE REQUESTED: Hardship Variance

REQUEST SUMMARY: The property owner is requesting a variance from UDC Section 348.a (Private garage or carport) to place a detached garage in the front yard of a residential property.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 1, 2020

ATTACHMENTS: Application
Narrative
Plat
Aerial Imagery
Zoning Map
Future Development Map
Concept Plan

BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A rezone from AG to AR was approved on 12/02/2003 to allow for the construction of River's Edge Subdivision
- A single family home was built on the property in 2015

VARIANCE DESCRIPTION

- The owner is requesting to place a detached garage in the front yard property.
 - o ***Unified Development Code Section 348.a – Private garage or carport***
A private freestanding (detached) garage or carport is allowed, and must be at least 200 feet from the nearest street right-of-way or it must be in the rear or side yard.

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by the present request

ENVIRONMENTAL

- No 100-year floodplain, state waters, or jurisdictional wetland areas are known to exist on the site

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR HARDSHIP APPROVAL” AS SET FORTH IN SECTION 1304.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE:

Hardship variances may be granted in such individual cases of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?**
Due to the parcel size and the placement of the existing house, there are no locations in the front yard that would maintain a 200-foot distance to the right-of-way as required by the UDC. The parcel has road frontage on two sides and therefore it does not have a rear yard and available locations for the garage in the side yards are very limited due to existing drainage easements, septic system and septic repair area. These conditions make it very difficult or impossible to satisfy UDC Section 348.a on the subject property.
- Does the application of requirements in the Unified Development Code create an unnecessary hardship to this particular piece of property?**
Relocation of septic drain lines or drainage easements would likely be necessary in order to locate the detached garage in a side yard and staff holds that the strict application of UDC requirements would create an unnecessary hardship.
- Are conditions creating the need for the hardship variance peculiar to the particular piece of property involved?**
The conditions are peculiar to the subject property because it has no rear yard and no suitable sites in the side yard due to the placement of the existing home, septic infrastructure, and drainage easements.
- Will relief, if granted, not cause substantial detriment to the public good or impair the purposes and intent of the Unified Development Code?**
The purpose of UDC Section 348.a is to promote orderly and aesthetically pleasing development of single-family residential areas. Placement of a detached garage in the proposed location should not be injurious to the character or aesthetic integrity of the surrounding neighborhood and staff holds that relief should neither

be detrimental to the public good nor impair the purposes and intent of the UDC.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for hardship variance approval, this request does meet the necessary criteria to grant a hardship variance and staff recommends the following condition to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

☒ Hardship Variance

☐ Appeal of Administrative Decision

☐ Flood Damage Prevention Variance

☐ Special Exception for: _____

Applicant

Name: Ryan Hollandsworth

Address: 1800 LAKE CREEK RD
(No P.O. Boxes)
BOGART, GA 30622

Telephone: 404-557-8260

Email: ryan@hollandsworthconstruction.com

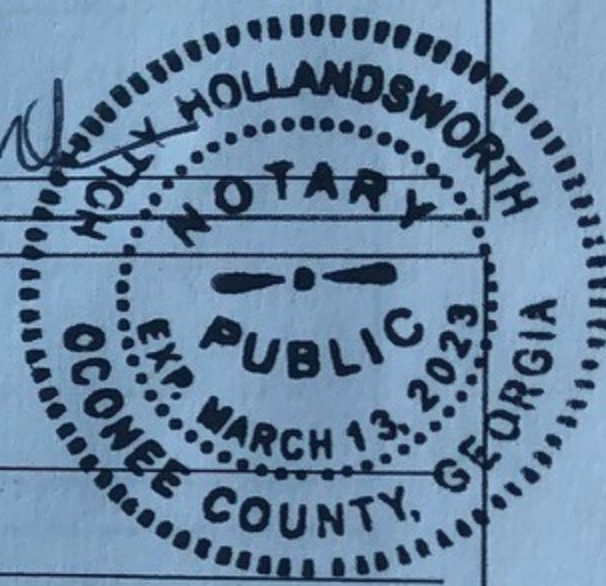
Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: RH

Date: 7-26-20

Notarized: [Signature]



Property

Location: 2796 RIVERS EDGE DR.
BOGART, GA 30622

Tax Parcel Number: A-03D 008

Size (Acres): 2.16 Current Zoning: AR

Future Development Map—Character Area Designation: Green PLACES

Use

Current Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Attachments (check all that apply)

- ☒ Property Owner's Authorization (if applicable)
- ☒ Application Fee
- ☒ Warranty Deed(s), Legal Description, & Plat of Survey
- ☒ Disclosures
- ☒ Maps or Drawings Illustrating Variance Request
- ☒ Narrative Statement Explaining Variance Request
- ☒ Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

- TH CODE: VDC SECTION 347: ACCESSORY
USES OR STRUCTURES SHALL BE PERMITTED ONLY IN
REAR YARDS OR SIDE YARDS -
- CORNER LOT REQUESTING TO PUT DETACHED
GARAGE ON "FRONT" OF OPPOSITE SIDE CORNER
- CODE: VDC SECTION 347.02: EXCEEDS 1,000 SF
"changed top level to storage only"

For Oconee County Staff Use Only

Application
Date Received: _____ Date Accepted: _____
DRI Transmitted to RDC ☐ Date: _____ ☐ N/A
Review Submitted: _____ Location Map: _____
Posted: _____ Ad: _____ Ad: _____
Application Withdrawn ☐ Date: _____

APPLICATION NUMBER

Action
Administrative Appeal: Date: _____
☐ Approved ☐ With Conditions ☐ Denied ☐ N/A
Board of Commissioners Date: _____
☐ Approved ☐ With Conditions ☐ Denied ☐ N/A

Variance Request – 2796 Rivers Edge Dr, Bogart, GA 30622

Narrative for Variance Request

7-27-20

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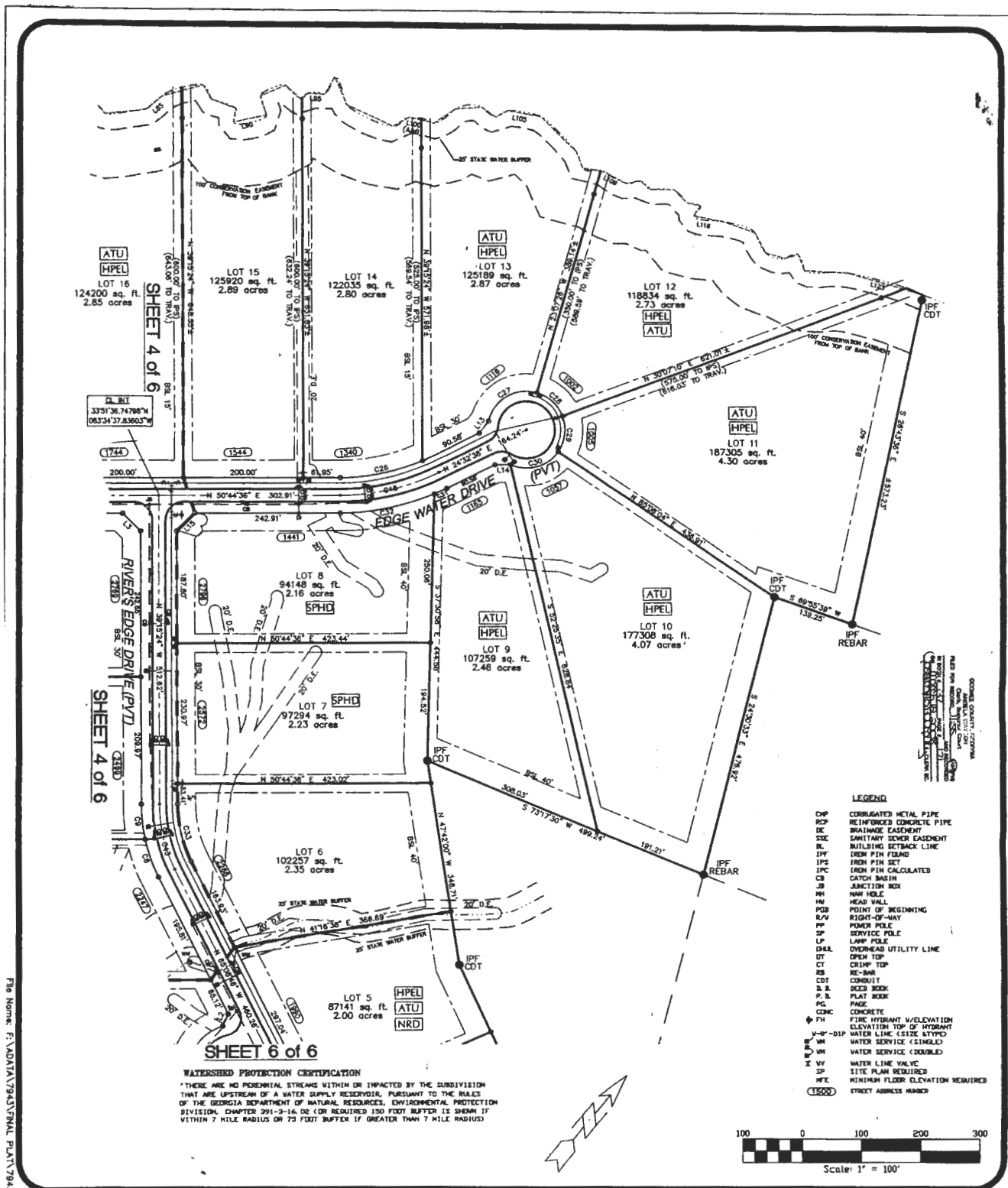
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Sincerely,

Ryan Hollandsworth
President
Hollandsworth Construction, LLC

8-07-20
Date



JOHN ZIMMER
SHEET 5 OF 6



FINAL PLAT RIVER'S EDGE SUBDIVISION

LOCATED IN DARK CORNER C.M.D. 224
TAX PARCELS A-030-002 & A-030-001
OCONEE COUNTY, GEORGIA

SURVEYED BY: DJA
PLOTTED BY: JED
DRAWN BY: JED
APPROVED BY: GIB
DATE: 3/24/98
SCALE: 1/4" = 1'

DILLS ~ JONES & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS

P.O. BOX 1618
LOGANVILLE, GEORGIA 30052-1618
PHONE: (770) 466-9975 FAX: (770) 466-9188

DOONEE COUNTY, OREGON
ANGELA WATSON
Clerk, Superior Court
FILED FOR RECORD: 11/25/2015
IN BOOK 37 PAGE 11
ON 11/25/2015
CLERK

BRANCH TRAVERSE

[illegible]

LINE	BEARING	LENGTH
L70	N 51° 56' 38" E	43.20'
L71	N 46° 10' 40" E	30.38'
L72	S 47° 07' 48" E	13.71'
L73	S 33° 47' 56" W	28.77'
L74	S 81° 09' 47" E	14.06'
L75A	N 73° 10' 46" E	11.01'
L75B	N 73° 10' 46" E	49.45'
L76	N 27° 14' 52" E	23.64'
L77	N 50° 14' 03" E	36.38'
L78	N 54° 47' 27" E	31.47'
L79	N 58° 28' 39" E	42.78'
L80	S 84° 14' 02" E	25.67'
L81A	N 44° 14' 29" E	4.33'
L81B	N 44° 14' 29" E	51.90'
L82	S 86° 14' 44" E	28.07'
L83	N 45° 41' 00" E	45.59'
L84	N 42° 46' 20" E	22.64'
L85	N 13° 50' 49" E	33.74'
L86A	N 36° 36' 32" E	34.11'
L86B	N 36° 36' 32" E	36.79'
L87	S 70° 36' 59" E	26.09'
L88	N 70° 30' 24" E	42.92'
L89	S 29° 04' 04" E	21.84'
L90	N 38° 53' 22" E	55.93'
L91	N 58° 02' 02" V	31.25'
L92	N 28° 26' 39" E	45.78'
L93	S 88° 59' 23" E	33.28'
L94A	N 12° 00' 50" E	2.40'
L94B	N 12° 00' 50" E	12.93'
L95	N 53° 52' 42" E	28.19'
L96	N 08° 55' 27" V	32.55'
L97	S 63° 36' 39" E	49.46'
L98	N 73° 52' 31" E	83.71'
L99	N 24° 18' 26" E	30.96'
L100A	N 62° 53' 23" E	20.69'
L100B	N 62° 53' 23" E	22.30'
L101	N 18° 53' 18" E	42.56'
L102	N 47° 11' 15" E	44.16'
L103	N 84° 17' 38" E	27.17'
L104	N 26° 15' 26" E	23.63'
L105	N 60° 29' 45" E	56.61'
L106	S 86° 01' 33" E	80.63'
L107	S 61° 18' 20" E	27.94'
L108A	N 60° 36' 39" E	3.40'
L108B	N 60° 36' 39" E	7.60'
L109	N 79° 20' 00" E	40.99'
L110	N 40° 17' 15" E	23.61'
L111	N 89° 15' 24" E	22.23'
L112	N 51° 39' 57" E	39.61'
L113	S 83° 47' 58" E	30.07'
L114	N 64° 20' 19" E	22.85'
L115	S 05° 32' 51" E	20.00'
L116	N 60° 06' 27" E	49.25'
L117	N 69° 45' 47" E	57.43'
L118	S 67° 25' 01" E	38.01'
L119	N 66° 16' 16" E	34.61'
L120	N 33° 28' 09" E	22.63'
L121	S 61° 26' 08" E	30.11'
L122	N 53° 27' 53" E	71.78'
L123A	N 67° 02' 54" E	100.38'
L123B	N 67° 02' 54" E	34.03'

LPIE	BEARINGS	LENGTH
L56a	N 38° 09' 51" V	68.18
L56b	N 38° 09' 51" V	37.28
L57	N 34° 02' 42" V	167.79
L60a	N 40° 11' 03" V	207.84
L60b	N 40° 11' 03" V	56.37
L61	N 38° 09' 51" V	147.04
L62a	N 21° 25' 18" V	26.97
L62b	N 21° 25' 18" V	88.97
L64	N 31° 38' 47" V	78.41
L65	N 39° 02' 40" V	120.41
L66a	N 78° 57' 04" V	15.37
L66b	N 78° 57' 04" V	85.53
L67	N 64° 51' 00" V	128.10
L68	N 48° 53' 10" V	81.80

COUNTY:
 DATE: 03/11/04

150

(1) = Recombinants, 2 = Preliminary, 3 = High Intensity, 4 = Special Study

SOI RECOMMENDATIONS ARE BASED UPON SOIs MAPPED ON REPORT DATE
OPI'S WEBSITE:

Line	Index	Range	Depth	Measured High HCO Depth	Estimated Pore State	Capillary Permeability Depth	1st Identical's	Comments
		meters	feet	meters	feet			
ABILL		0-05	>72	<48	NR	NR	WET MARSHAL DRAINAGEWAY	F
ABLAWEIA		0-18	>72	10-20	NR	NR	SEASONAL HIGH WATER TABLE	F
BEHLS-SHBA		0-18	40-26	>72	43	34	ARBORECEPT SYSTEMS LEVEL 4 # AREA USED, W	F
CIBCL		0-30	>72	>72	43	43	ARBORECEPT SYSTEMS LEVEL 4 # AREA USED, W	F
CIBCL		0-18S	>72	>72	43	43		F
CH-18S		0-18S	>72	>72	43	43	FOUNT SUBSOL, W	B
CHERRISSE		0-18S	NAO BICENT	>72	43	36	FOUNT SUBSOL, W	A
OWYIE					NR	NR		A
OWYIE					NR	NR	GAULT #49 CRIP	A
HARIO LACOR 1		0-05	>72	36-48	NR	24-ARBORECEPT SYSTEMS LEVEL 4 # AREA USED	C	
HARIO LACOR 1		0-18S	>72	36-48	NR	24-ARBORECEPT SYSTEMS LEVEL 4 # AREA USED	C	
HARIO LACOR 2		0-18S	>72	40-72	NR	NR		A
HELSINA		0-30	>72	10-26	NR	NR	SEASONAL HIGH WATER TABLE	F
HELSINA		0-18S	>72	10-26	NR	NR	SEASONAL HIGH WATER TABLE	F
MAIDBON		0-18S	>72	>72	40	40	SEASONAL HIGH WATER TABLE	A
PACOLLE		0-8S	>72	>72	35	35		A
PACOLLE		0-18S	>72	>72	35	35		A
PACOLLE		10-20S	>72	>72	35	35		A
SHABE		0-05	>72	>48	NR	NR		A
WEDDOHNE		0-18S	>72	>72	35	35		A

- [illegible]

Any changes made to the soil maps or interpretations without the written approval of Soil Science, Inc. voids this report. This information is the opinion of the Soil Classifier. We do not permit, design, install or maintain any systems. Your county may view the soils differently and have final say. This map is produced according to the standards of the State of Georgia Soil Classifier Board and Environmental Health Division.

[illegible][illegible]

DILLS ~ JONES & ASSOCIATES, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS
P.O. BOX 1616
LOCANVILLE, GEORGIA 30052-1616
PHONE: (770) 465-9975 FAX: (770) 466-9188

RECEIVED DA
PLATED IN ED
MAILED IN ED
APPROVED BY CDR
DATE 20406
LOCAL NA

FINAL PLAT
RIVER'S EDGE SUBDIVISION

LOCATED IN DARK CORNER G.M.D. 224
TAX PARCELS A-030-002 & A-030-001

TAX PARCELS A-030-002 & A-030-001
COUNTY OF CLATSOP, OREGON

JOHN 72-4311

EXHIBIT 2 OF 6

Variance # P20-0147 - Todd & Jennifer Benton

**Tax Parcel #
A-03D-008**

Edge Water Dr

A 03D 008

River's Edge Dr

Edge Water Dr

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:2,000

0 187.5 375 750 1,125 1,500

Feet



AG

AG

AR

Zoning

- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

Edge Water Dr

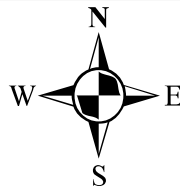
River's Edge Dr

Moore's Ford Rd

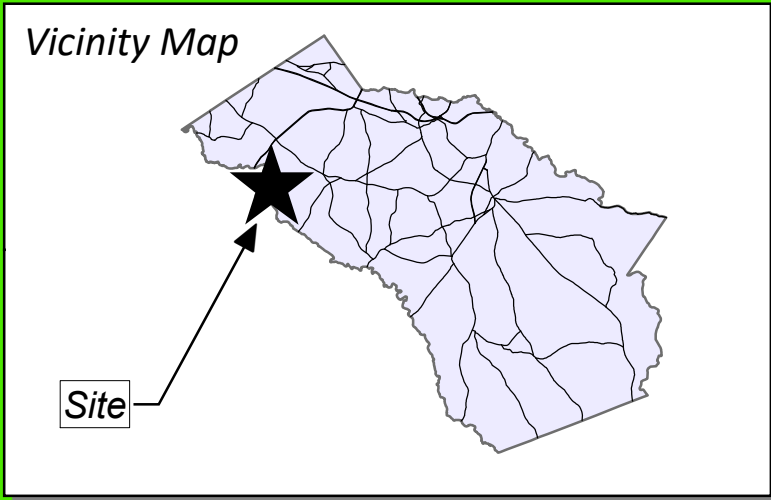
Moore's Ford Rd

**Oconee County
Planning Department**

This map is representative of current county zoning
as of July 2020 and should be used for
planning purposes only.



1:4,000



Oconee County Planning Department

This map is a representation of the future development map and should be used for planning purposes only

0120240480720960

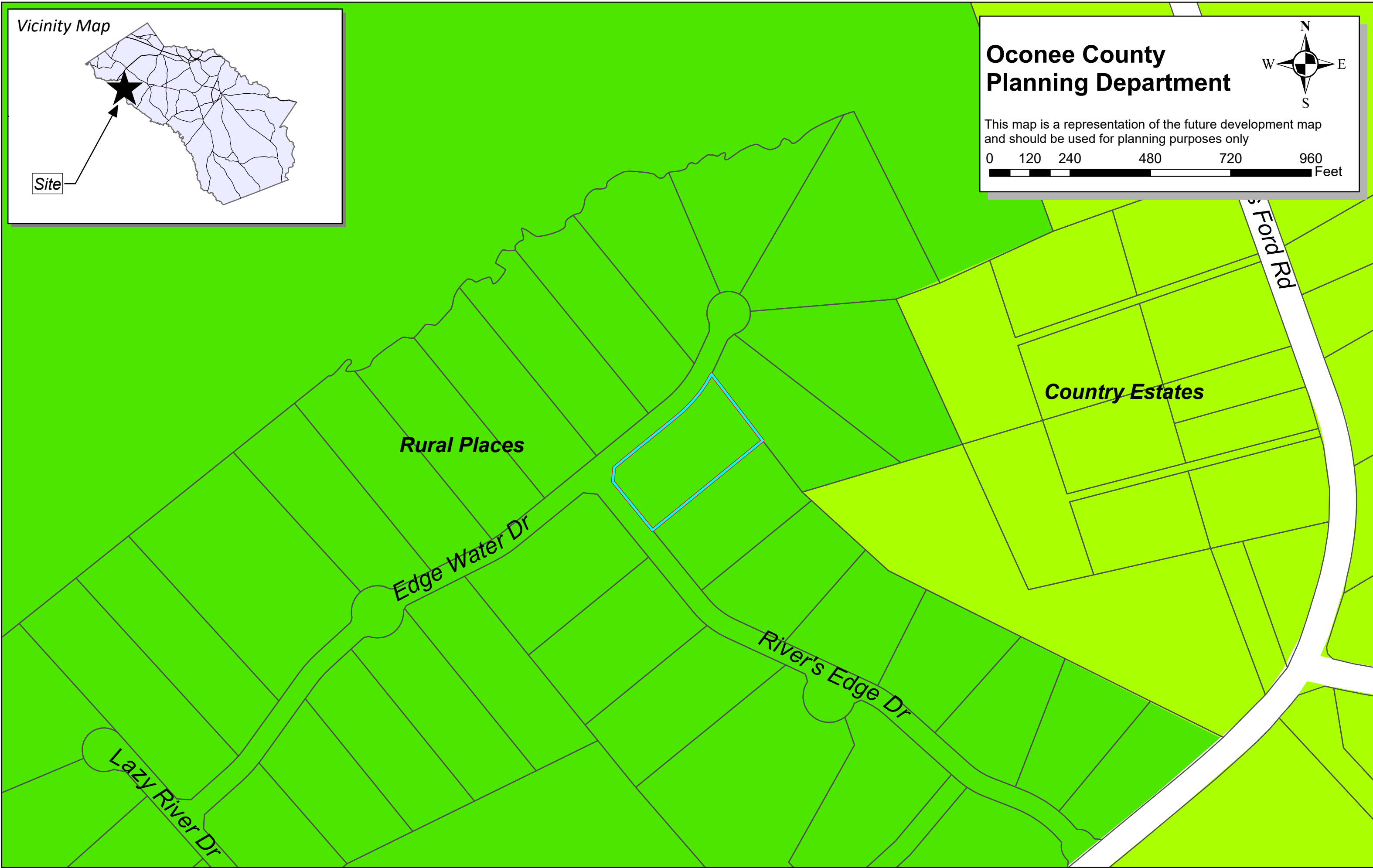
Feet

N

W

E

S



OWNER: TODD & JENNIFER BENTON
1441 EDGEWATER DRIVE
BOGART, GA 30622
PHONE: 770-480-3363
EMAIL: TBENTON@ALPHACI.NET

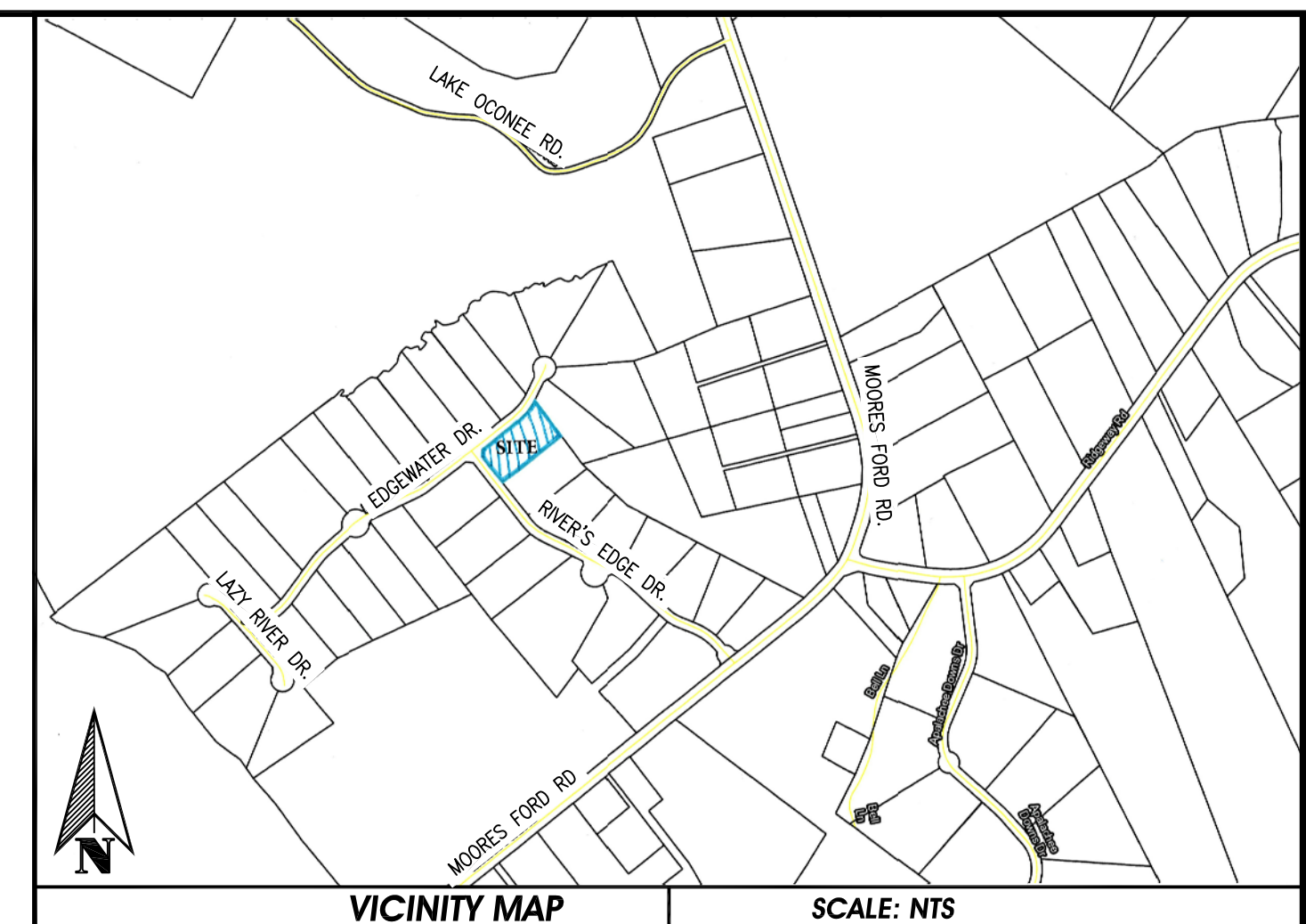
DEVELOPER: HOLLANDSWORTH CONSTRUCTION
100 CREEKSIDE INDUSTRIAL CT, SUITE A
LAWRENCEVILLE, GA, 30043
CONTACT: RYAN HOLLANDSWORTH
OFFICE PHONE: 770-904-9770
CELL PHONE: 404-557-8260
EMAIL: RYAN@HOLLANDSWORTHCONSTRUCTION.COM

ENGINEER: ABE CONSULTING, INC.
2410 HOG MOUNTAIN, SUITE 103
WATKINSVILLE, GA 30677
CONTACT: ABE ABOUHAMDAN, PE. FASCE
PHONE: 706-613-8900
EMAIL: ABE@ABECONSULTINGINC.COM

1. PHYSICAL ADDRESS: 2796 RIVER'S EDGE DRIVE
2. TOTAL ACREAGE: 2.16 ACRES
3. TAX PARCEL#: A 03D 008
4. EXISTING ZONING: AR

5. EXISTING LAND USE: SINGLE FAMILY RESIDENCE
6. PROPOSED USE: SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE
7. BOUNDARY TAKEN FROM FINAL PLAT FOR "RIVER'S EDGE SUBDIVISION" BY DILLS-JONES AND ASSOCIATES, INC. DATED 3-12-2008.
8. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C 0105D DATED 9-2-2009.
9. CONTOUR INTERVAL: 2' TOPO BY ABE FIELD RUN DATED 7-21-20 SUPPLEMENTED BY OCONEE COUNTY GIS.
10. WATER SUPPLY: OCONEE COUNTY WATER RESOURCES DEPT.
11. SEWAGE DISPOSAL: PRIVATE ON SITE INDIVIDUAL SEPTIC SYSTEM
12. SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR/ROLL OFF CART.
13. PROPOSED UTILITIES: POWER, TELEPHONE, CABLE TV, TELECOMMUNICATIONS.
14. MAXIMUM BUILDING HEIGHT: 40'
15. REQUIRED BUILDING SETBACKS:
 - REAR: 40'
 - FRONT: 30'
 - SIDE: 15'
16. TOTAL PROP. GROSS BUILDING AREA: DETACHED GARAGE- 750 SF ON MAIN LEVEL
17. PROPOSED BUILDING HEIGHT: ±23.5'

17. SURFACE DRAINAGE PROPOSED: SHEET FLOW TO EXISTING DITCHES
18. PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE
OF DECEMBER 2021.
19. NO ENVIRONMENTAL AREAS OR STATE WATERS WERE FOUND ON
SUBJECT PROPERTY OR WITHIN 200' OF PROPERTY.



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**2410 HOG MOUNTAIN ROAD
SUITE 103
WATKINSVILLE, GA 30677
706-613-8900
706-425-9631 (FAX)
abe@ABEconsultinginc.com
www.ABEconsultinginc.com**

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**RYAN
HOLLANDSWORTH**

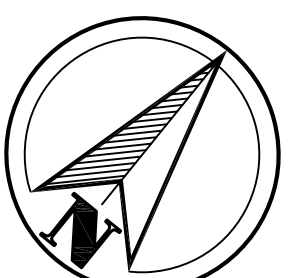
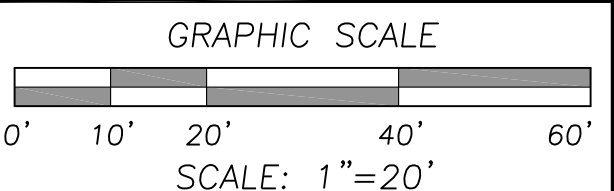
**2796 RIVER'S EDGE DR
BOGART, GA 30622
OCONEE COUNTY
2.16 ACRES
TAX PARCEL#: A 03D 008
ZONING: AR**

HARDSHIP VARIANCE CONCEPT PLAN

[illegible]

DATE: 7-27-20

PROJECT #: 20-500-556

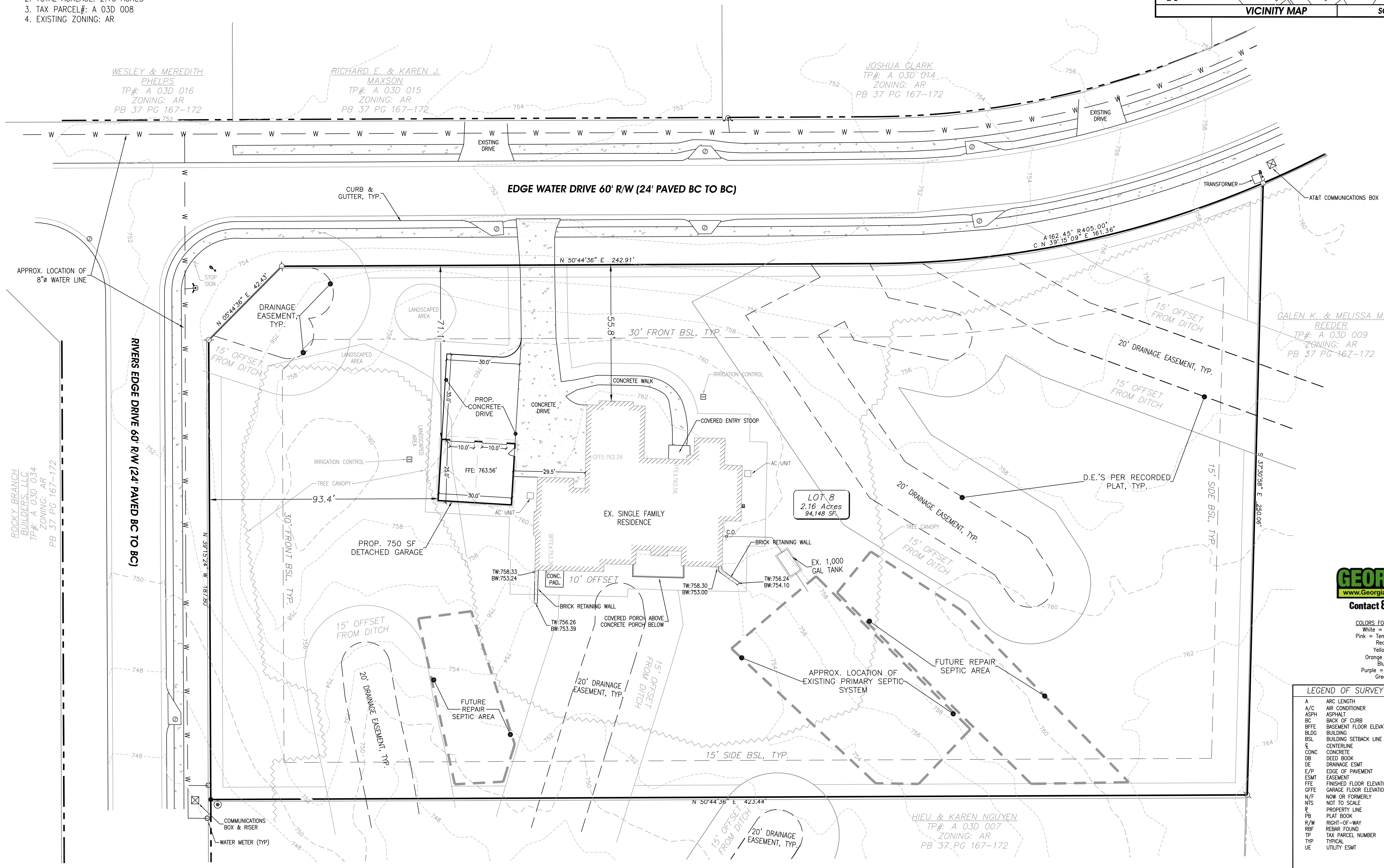


GRID NORTH
(GA WEST ZONE)

SHEET #

7

7



GEORGIA811
www.Georgia811.com

Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
 Yellow = Gas/Oil
 Orange = Phone/Cable
 Blue = Water
 Purple = Reclaimed Water
 Green = Sewer

LEGEND OF SURVEY ABBREVIATIONS/ SYMBOLS

A/C	ARC LENGTH		CATCH BASIN (SINGLE WING)
ASPH	AIR CONDITIONER		CATCH BASIN (DOUBLE WING)
ASPH	ASPHALT		COM/EEB BOX
B/C	BACK OF CURB		ELECTRIC METER
BFFE	BASEMENT FLOOR ELEVATION		FIRE HYDRANT
BLDG	BUILDING		GATE VALVE
BSL	BUILDING SETBACK LINE		GUTTER DOWNSPOUT
C	CENTERLINE		QTY/ANCHOR
C/C	CONCRETE		IRRIGATION BOX
DB	DEED BOOK		MAILBOX
DR	DRAINAGE EASEMENT		OVERHEAD UTILITIES
E/P	EDGE OF PAVEMENT		POWER LINE (BURIED)
ESMT	EASEMENT		SANITARY SEWER (CLEAN)
FTE	FINISHED FLOOR ELEVATION		SANITARY SEWER LINE
GFE	GARAGE FLOOR ELEVATION		SANITARY SEWER MANHOLE
HT	HIGHWAY OR FORMERLY		SIGN
NTS	NOT TO SCALE		STORM SEWER MANHOLE
R	PROPERTY LINE		STREET/PARKING LIGHT
R/B	PLAY BOOK		UTILITY/POWER POLE
R/B	RIGHT-OF-WAY		UTILITY RISER
R/W	REBAR FOUND		WATER LINE
T	TAX PARCEL NUMBER		WATER METER
TP	TYPICAL		
UE	UTILITY ESMIT		

2: \PROJECTS\20-500-556 RYAN HOLLANDSWORTH 2796 RIVER'S EDGE DR\PROJECT DRAWINGS\VARIANCE CONCEPT PLAN.DWG